

Fire Risk Assessment

West Central Apartments, 1-35

Version 7

30 September 2024



Next Assessment Due: 30 September 2025

Risk Score: Moderate Risk

Assessor: Mark Simmons

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable penetrations in the following locations:</p> <p>Within the electrical risers, located within corridors to flats, there has been some fire stopping installed, although it is inadequate with holes and gaps.</p> <p>Version 4 - This task is still outstanding.</p> <p>Version 5. 27/9/22 This task is not complete.</p> <p>....</p> <p>Version 7 - FRA carried out on 30/9/24 This work is still to be completed.</p>	Medium	Identified		

2	Fire Prevention	Electrical	<p>There is electrical cabling present in common parts, and across the tops of common doorways which is suspended within PVCu conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.</p> <p>Version 5. 27/9/22 This task is not complete.</p> <p>.... Version 7 - FRA carried out on 30/9/24 This re the same as the previous FRA.</p>	Advisory	Identified
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3	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable and pipe penetrations in the following locations:</p> <p>Within the plant room on the ground floor there are numerous pipe and cable penetrations which have not been adequately fire stopped.</p> <p>Version 5. 27/9/22 This task is not complete.</p> <p>.... Version 7 - FRA carried out on 30/9/24 This work is still to be completed. (This room is also used as an office for the Waking Watch).</p>	Medium	Identified
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4	Escape Routes & Fire Spread	Fire Doors	<p>Neoprene type smoke seals have been installed in many of the fire resisting doors in common areas, and in flat front doors. These do not wear well and there are many which are already damaged or missing. A task has been generated, however with the presence of a common fire detection and alarm system provided in the building this task has been entered as advisory.</p> <p>Version 5. 27/9/22 It is noted that many of these seals are damaged.</p> <p>.... Version 7 - FRA carried out on 30/9/24 This remains the same, with a number of damaged / worn seals observed.</p>	Advisory	Identified
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5	Escape Routes & Fire Spread	Construction and Glazing	<p>Given the number of penetrations in the building which require fire stopping it is recommended to conduct a full fire stopping survey of this building.</p> <p>Version 5. 27/9/22 It should be confirmed as to whether this task has been completed.</p> <p>..... Version 7 - FRA carried out on 30/9/24 It is believed that this is still to be completed.</p>	Advisory	Identified
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6	Detection & Warning	Control Equipment	<p>The fire alarm panel in the main plant room is in a fault condition. The panel should be serviced by an engineer.</p> <p>Version 5. 27/9/22 The fire panel remains in fault. This task is not complete.</p> <p>....</p> <p>Version 7 - FRA carried out on 30/9/24 This remains the same as the previous FRA, with the panel showing Gen Fault and Supply Fault.</p>	High	Identified
7	Fire Prevention	Arson	<p>Do not keep bins adjacent to the building, they should be secured in the compound provided and clear the rubbish from the rear yard to reduce the risk of malicious ignition.</p> <p>Version 5. 27/9/22 This task is not complete.</p> <p>....</p> <p>Version 7 - FRA carried out on 30/9/24 This remains the same as the previous FRA.</p>	High	Identified
8	Signs & Notices	Fire Door Signage	<p>Provide Automatic Fire Door Keep Clear signs on the following doors: floors 6&7.</p> <p>....</p> <p>Version 7 - FRA carried out on 30/9/24 This work is still to be completed for those doors with hold open / free swing devices fitted on the 6th and 7th floors.</p>	Low	Identified

9	Fire Management	Procedures & Arrangements	<p>Provide relevant fire safety instructions to flat occupants, which includes instructions on how to report a fire and any other instruction which sets out what to do if a fire occurs, based on the evacuation strategy for the building.</p> <p>Also, provide flat occupants with information relating to the importance of fire doors.</p> <p>Notably, why they should not be held open or tampered with, including self-closing devices.</p> <p>The information should also prompt flat occupants to report any damage to fire doors.</p>	Low	Identified
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10	Fire Prevention	Electrical	<p>The following portable electrical appliances do not appear to have been recently tested, and should therefore be tested (for testing frequencies, reference should be made to the IET Code of Practice for In Service Inspection & Testing of Electrical Equipment):</p> <p>Portable electrical appliances within the Waking Watch office (ground floor plant room).</p>	Medium	Identified
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11	Signs & Notices	Other Signage	Replace Fire Action notice by front entrance door.	Medium	Identified
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There is a Simultaneous Evacuation policy in place in this building due to concerns over the external cladding installed. The majority of Fire Action notices reflect this strategy, however the notice by the main entrance door is still reflecting Stay Put and should be replaced.

12	Escape Routes & Fire Spread	Fire Doors	The mag lock on the following door should be re aligned to enable the door to fully close:	Medium	Identified
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Door to staircase (D27), 4th floor.

Introduction

This report presents the findings of a fire risk assessment carried-out at the premises by QFSM Ltd. The scope, format and limitations of the fire risk assessment have been discussed and agreed with the client.

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D1 alarms (mains powered with integral tamperproof battery back-up), although Grade F1 alarms (tamperproof battery powered only) are a reasonable short term measure.

The report includes an action plan which contains recommended tasks, each with a suggested due date. These due dates are only our suggestions, and may or may not be appropriate, depending on individual circumstances such as financial constraints and requirements of enforcing authorities.

The premises risk score was assessed at the time of the fire risk assessment, and a recommended review date has been provided. The actual level of risk may change over time, as a result of tasks being completed, or new risks arising. Regardless of the review date, the fire risk assessment should be reviewed regularly so as to keep it up to date and particularly if:

- there is reason to suspect that the fire risk assessment is no longer valid; or
- there has been a significant change in the matters to which the fire risk assessment relates.

If you have any queries please contact QFSM Ltd at office@qfsm ltd.co.uk.

Executive Summary

ISHA have commissioned an external wall survey of the building which has confirmed that there are combustable "Hemsec" and spandrel panels fitted to the building. The survey also revealed that there are insufficient cavity barriers installed. Therefore, this building does not comply with the functional requirement B4(1) or B3.

It has therefore been deemed necessary to move from a Stay Put Strategy to a Simultaneous Evacuation Strategy in this building, and interim measures have been put in place to support this move. It should be confirmed that the interim measures that have been put in place conform to the recommendations made within the "Simultaneous Evacuation Guidance - Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats", Edition Three version, (which replaced the previous version of the guide issued: 01/05/18).

A desk top review was carried out to review the recommendations made in the previous versions, following receipt of the BB7 External Wall System Review report, dated 21 May 2018, document reference 4811.

The BB7 report confirmed that the wall buildups are not considered to be in accordance with the linear route to compliance with the requirements of the building regulations as it has combustable installation.

BB7 state that the brick facade is considered to be code compliant given the information that was available to them and on that basis this risk is considered acceptable. There is a considerable amount of cladding on the building with various buildups on them. Although they vary in risk due to the different materials it is not considered by BB7 that they comply with the guidance in ADB. They also present a risk of fire spreading up the building.

BB7 are of the opinion that cladding on the top floor only, poses less of a risk as the fire is less likely to spread downwards and lateral fire spread. BB7 say there are questions regarding suitably fitted cavity barriers.

As a minimum, the BB7 report recommended that serious consideration should be given to the following elements:

- It is recommended that any cavity barriers on the development that are not of the correct type or are not fitted in accordance with the manufacturers instructions should be replaced properly.
- Replacing the combustable clad elements with limited combustibility materials.

From previous FRA, residents raised doubts as to whether the provision of a common fire alarm in the building is provided to the standard and coverage within the recommendations of Appendix 2 of the NFCC Simultaneous Evacuation guidance. This should be confirmed.

Fire Wardens stated that they had received some training and patrol every 30 mins also checking all riser cupboards. However they do not test the fire alarm weekly and are not aware of the configuration of the fire alarm within flats.

There are two evacuation chairs in the staircase on levels 2 and 3 but the Waking Watch have not been trained to use them, their instructions are to inform LFB of the whereabouts of the two residents with disabilities and to point the Fire Service to the chairs.

Records for the testing and maintenance of fire safety related systems are not kept on site. These are managed centrally and are held at the ISHA Head Office.

Once ISHA are confident that all recommended remedial works have been carried out, consideration can then be given to the removal of the Waking Watch and a reversion to a Stay Put policy.

Consideration should also be given to retaining the temporary fire alarm and converting it to be an Evacuation Alert System to allow the fire service to instigate a full building evacuation from the ground floor if required.

Fire Risk Assessment (FRA) carried out on 30/9/24

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly. It was noted that there are a number of tasks outstanding from the previous FRA which detail recommended remedial work required to ensure the safety of the building and that it is compliant with relative fire safety regulations and guidance. It is important that such remedial work is carried out within the recommended time frame given.

No previous fire incidents have been reported in the last 12 months since the last FRA.

The 'completed' and 'withdrawn' tasks from the previous FRA have been 'archived'.

As the building exceeds 18m in height it should be confirmed that it has been registered with LFB and also the Building Safety Regulator as prescribed within the Fire Safety (England) Regulations 2022 and the Building Safety Act 2021.

THE FIRE SAFETY ACT

The Fire Safety Act 2021 commenced on 16 May 2022 and amends the Regulatory Reform (Fire Safety) Order 2005. The Act defines the areas of all multi-occupied residential buildings that the Fire Safety Order applies to and states that Responsible Persons for multi-occupied residential buildings must manage and reduce the risk of fire for the structure and external walls of the building. This includes cladding, balconies and windows as well as flat entrance doors that open into common areas and doors in common areas, such as lobby doors.

THE FIRE SAFETY (ENGLAND) REGULATIONS 2022

The Fire Safety (England) Regulations 2022 are imposed on the Responsible Persons (RPs) and require RPs to take specific action, depending on the height of the building. The regulations apply to all buildings that comprise two or more domestic premises (including the residential parts of mixed-use buildings) and contains common areas that may be used for means of escape.

The regulations apply to:

Common areas - stairs lobbies and corridors.

Flat entrance doors and doors in common areas.

Walls between flats and other flats and walls between flats and common areas or plant rooms, commercial premises etc.

External walls including attachments such as balconies and doors and windows within external walls.

The regulations do not apply within individual flats other than where fire safety measures are provided, such as extension of a common fire detection and alarm system or sprinkler system if installed.

In this instance, as a building with a topmost storey more than 18m above ground level (8 storeys in height), the Responsible Person is required to undertake the following specific actions:

Provide residents with relevant fire safety instructions on how to report a fire and what to do if a fire occurs.

Provide residents with information regarding the importance of fire doors in fire safety.

Undertake quarterly checks of all fire doors in the common areas.

Endeavour to undertake annual checks of flat entrance doors.

Provide a Secure Information Box containing the building plans detailed below and details of the Responsible Person for the building.

Provide LFB with up-to-date building plans electronically and provide hard copies as well as a single page building plan showing key fire-fighting equipment, such as dry risers.

Provide LFB with relevant information regarding the design and materials of the external wall system.

Install Wayfinding signage in stairwells that is visible in low light and identifies flat and floor numbers.

A sample of flat entrance doors were visually assessed. These appeared to be of a notional FD30S standard and were fitted with an effective overhead self-closing device.

The majority of Fire Action notices reflect the Simultaneous Evacuation strategy currently in place, however the notice by the main entrance door is still reflecting Stay Put and should be replaced. The waking Watch is still in place for this building.

Common escape routes, including the staircase and lobby corridors were found to be reasonably sterile of combustibles and clear of obstructions.

The electrical items in the Waking Watch office (located within the ground floor plant room) should be subject to suitable portable appliance testing PAT.

Responsible Person

The Regulatory Reform (Fire Safety) Order 2005 defines the 'Responsible Person' as:

In relation to a workplace, the employer, where the workplace is to any extent under his control.

In relation to any premises other than workplaces:

1. The person who has control of the premises (as occupier or otherwise) in connection with the carrying on by him of a trade, business or other undertaking (for profit or not); or
2. The owner, where the person in control of the premises does not have control in connection with the carrying on by that person of a trade, business or other undertaking.

In this instance, Islington and Shoreditch Housing Association ISHA is the Responsible Person.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, particularly the remedial works required on the external wall systems and the ongoing faults with the fire alarm, it is assessed that this building remains to present a 'moderate risk'. This rating could be reviewed once the actions highlighted have been completed.

Premises Details

Address line 1	West Central Apartments, flats 1-35
Town	Waltham Forest
Postcode	E17 9GZ
FRA Type	Type 1 - Common parts only (non-destructive)
Description	<p>A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.</p>
Responsible person	Islington and Shoreditch Housing Association ISHA
Client	ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	8
Number of floors - below ground	0
Number of flats	35
Number of stair cores	1

Approach to flats	<ul style="list-style-type: none"> Via protected lobbies / corridors
Approximate period of construction	2010-2020
Is the top occupied storey over 18 metres above access level?	Yes
Is the external cladding or facade confirmed as non combustible?	No

Further details

ISHA have commissioned an external wall survey of the building which has confirmed that there are combustible "Hemsec" and spandrel panels fitted to the building. The survey also revealed that there are insufficient cavity barriers installed. Therefore, this building does not comply with the functional requirement B4(1) or B3.

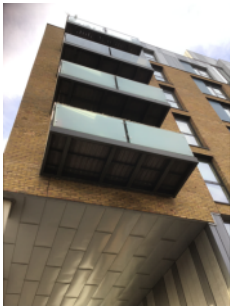
Construction details

Masonry construction (part cladded), intermediate concrete floors and a flat roof. Access to common area via secure door entry system at front elevation, with flats accessed from lobbies at each floor above ground. The ground floor level contains a bicycle store and an unknown lobby door at rear elevation. 2nr lifts provided (firefighter’s lift). Dry Riser provided.

Combustible "Hemsec" and spandrel panels fitted to the building and insufficient cavity barriers installed as detailed above.



Front elevation - showing private balconies and cladded EWS to 7th floor



Private balconies - steel frame, glazed upstand and timber deck



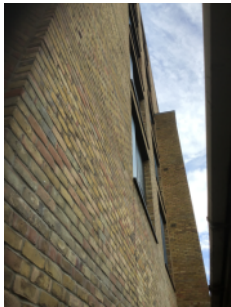
Underside of private balconies



Rear elevation - showing private balconies and cladded EWS to 7th floor



Cladded EWS



Side elevation (rail line side) - brick/mortar external wall

External wall details

Brick/Mortar external walls, however, as detailed above there are combustible "Hemsec" and spandrel panels fitted to the building.

Are there any private balconies?	Yes
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Private balcony details

Steel frame, glazed upstand with what appears (within the scope of this FRA) to be a timber deck.

There were combustible materials noted on some private balconies.

Now within the scope of the Regulatory Reform (Fire Safety) Order 2005, private balconies must be considered as a part of the Fire Risk Assessment process, as they form a part of the external envelope of the building, although not a part of the common areas. Residents should be advised about the risks associated with the presence of combustible materials on balconies. They should be made aware that smoking, the use of barbecues and storage of flammable materials on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.

People

Are there any people especially at risk from fire?

Not Known

Previous Fires

Details of previous fires

None in the previous 12 months

Comments

No specific occupancy type identified and flat occupants are assumed to be a typical cross section of society. Other occupants may include visitors, contractors or staff. It is reasonably assumed occupants are capable of using the means of escape unaided to reach a place of ultimate safety.

This is a general needs block of flats, intended for occupation by members of the general public, not those of a specific demographic or vulnerability, however ISHA have a responsibility to consider the impact of any known mobility issues on residents being able to use the means of escape independently.

Occupants also could include cleaners, who are present for a limited amount of time during the day.

Evacuation chairs have been provided on the second and third levels staircase landings.

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

Yes

Is the use and type of portable appliances reasonable?

Yes

Is there a suitable regime for portable appliance testing?

No

Is there a suitable policy regarding the use of personal electrical appliances?

N/A

Comments

Documentation for the testing and maintenance of fixed electrical installations is held centrally at the ISHA Head Office. It should be ensured that fixed electrical installations are subject to a five yearly test in accordance with BS 7671. Label demonstrates that the last inspection was carried out on 3/10/23.

There is electrical cabling present in common parts, and across the tops of common doorways which is suspended within PVCu conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.

There are electrical sockets in the common areas, presumably for use by cleaning staff. These were in good condition and showed no evidence of misuse by residents or visitors.

There were no portable appliances located in the common parts of this property (including electric bikes and E-scooters).

Portable electrical appliances in the Waking Watch office (ground floor plant room) should be PAT tested.



Example of PVCu cable conduit over staircase door.



Electrical socket in common area



Key operated electrical socket - common area



Fixed electrical test label - 3/10/23



PAT testing required in Waking Watch office

Gas

Are gas installations and appliances free from any obvious defect?

Yes

Is gas equipment protected/located so as not to be prone to accidental damage?

Yes

Comments

There is no gas provision or equipment in the common areas.



Emergency gas shut off in plant room



Gas meter in plant room

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within flats only and does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

Is there a reasonable absence of external fuels and ignition sources?

No

Comments

Access gained into the building via a secured main entrance door. There is internal and external CCTV provided, and at the time of inspection a 24hr Waking Watch was in place.

The wheelie bins are not secure in the compound to the rear and are currently underneath the overhang of the building. There is also a build up of excessive combustible rubbish in the rear yard. Although this area is gated, malicious ignition is still a possibility.



Internal CCTV coverage



Secure main entrance door



External CCTV coverage



Wheelie bins under overhang of building



Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

There were combustible materials noted on some private balconies.

Now within the scope of the Regulatory Reform (Fire Safety) Order 2005, private balconies must be considered as a part of the Fire Risk Assessment process, as they form a part of the external envelope of the building, although not a part of the common areas. Residents should be advised about the risks associated with the presence of combustible materials on balconies. They should be made aware that smoking, the use of barbecues and storage of flammable materials on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.

Common areas were found to be reasonably clean and tidy and free from combustibles, including riser cupboards.

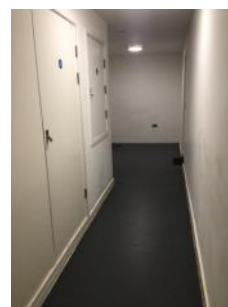
Flat entrance door mats are considered reasonable.



Flat entrance door mats are considered reasonable



Sterile riser cupboard



Sterile common lobby

Building Works

Are there any hot works being carried-out at this time?

No

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Comments

There was no evidence of building work being undertaken at the time of this FRA.

It should be ensured that contractors employed to work on site have been vetted for Health & Safety, including Risk Assessments and Method Statements for any work to be carried out

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?

Yes

Comments

“No Smoking” signage is provided, and there is no evidence of smoking taking place in the common parts.



No smoking signage



No smoking signage displayed in entrance lobby

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

Not Known

Comments

There is no lightning protection visible, However, if there is lightening protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

Other Fire Hazards

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?	Yes
Do fire exits open in direction of escape where necessary?	Yes
Are escape routes unobstructed and safe to use?	Yes
Are there reasonable measures for the evacuation of disabled people?	Yes

Comments

Stair nosings on the staircase are of a contrasting colour to assist with identification, and aid with emergency evacuation.

Escape routes are generally clear throughout the common areas, however this needs to be continually monitored to ensure items do not build up as to impede escape.

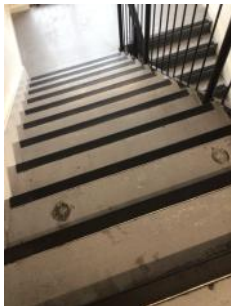
Albeit this is a general needs block of flats, intended for occupation by members of the general public and not those of a specific demographic or vulnerability, ISHA have a responsibility to consider the impact of any known mobility issues on residents being able to use the means of escape independently.



Emergency door release - main entrance/exit door



Clear and unobstructed staircase enclosure



Colour contrasting nosing on stairs

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Comments

The building is served by a single staircase with lobby protection on all floors.



Final exit at base of staircase

Fire Doors

Doors which are expected to be fire resisting:

- Flats
- Lobbies
- Risers
- Staircases
- Other

Flat Doors

- FD30S self-closing (notional)

Lobby Doors

- FD30S self-closing (notional)

Riser Doors

- FD30S (notional)

Staircase Doors

- FD60S self-closing (notional)

Fire doors in other areas

Bike store = notional FD60S SC

Are fire doors to a suitable standard?

Minor Defects

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

Yes

Are doors kept locked where appropriate?

Yes

Comments

Neoprene type smoke seals have been installed in many of the fire resisting doors in common areas, and in flat front doors. These do not wear well and there are many which are already damaged or missing. A task has been generated, however with the presence of a common fire detection and alarm system provided in the building this task has been entered as advisory.

The Fire Safety Bill, introduced to Parliament on 19 March 2020, put beyond doubt that the Regulatory Reform (Fire Safety) Order 2005 applies to individual flat entrance doors in multi-storey, multi-occupied residential blocks.

The Fire Safety (England) Regulations 2022 made it a legal requirement from 23 January 2023 for responsible persons for all multi-occupied residential buildings in England with storeys over 11 metres in height to undertake:

Quarterly checks of all fire doors (including self-closing devices) in the common parts and on a best endeavour basis, annual checks of all flat entrance doors (including self-closing devices) that lead onto a building's common parts.

A sample of flat entrance doors were visually assessed. These appeared to be of a notional FD30S standard and were fitted with an effective overhead self-closing device.

Riser doors were also noted to be FD30S notional standard of fire resistance and found locked and accessible with FB2 key.

The mag lock on the door to the staircase on the 4th floor should be re aligned to enable the door to fully close.

A bank of communal post boxes are provided at the entrance to the building so flat entrance doors do not have letter plates. This is considered of benefit since letter plate apertures not provided with intumescent liners can significantly contribute to the spread of fire into the common areas.



Bank of mail boxes in entrance lobby
negate need for FED letter plates



FD60S SC door to staircase



Damaged / worn neoprene smoke seals



Fire rated door hinges



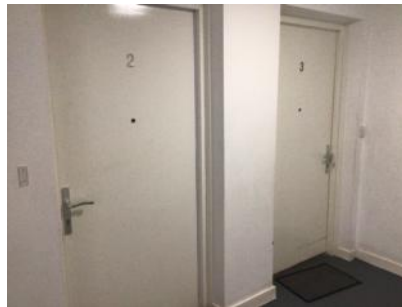
Door to bike store - FD60S SC



Door to staircase - FD60S SC



Door to riser cupboard - FD30S



Flat entrance doors are of similar
appearance



Lobby door - FD30S SC



Flat entrance door - FD30S SC



ID numbers on doors to assist with
checking

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

No

Is there reasonable limitation of linings that might promote fire spread?

Yes

Glazing which is expected to be fire resisting, inc vision panels and fanlights:

- Lobbies
- Staircases

Lobby Glazing

- 30 mins E

Staircase Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There are concerns around the cladding installed on the external faces of the building.

In response to these concerns, ISHA have deployed a 24hr Waking Watch in the building. A Simultaneous Evacuation strategy has also been put in place with a common fire alarm provided in support of this strategy.

There has been a programme of fire stopping carried out in the building and in many cases this was found to be of a good standard. However, in electrical riser cupboards on all floors there is fire stopping installed with many gaps and cavities which would not provide the required fire resistance. This is also the case in the ground floor plant room. Given the number of penetrations in the building which require fire stopping it is recommended to conduct a full fire stopping survey of this building.

Fire resistant vision panel glazing is provided within staircase and lobby doors, which displayed FR glazing etchings. Glazing appeared free from obvious damage and defects.



Example of fire stopping certification label - IMS Fire Protection Ltd 2017



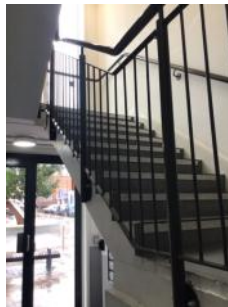
Example of good fire stopping in some areas



Example of poor fire stopping in some electrical risers



FR glazing etching on fire door vision panel



Concrete staircase



Poorly applied fire stopping in plant room / Waking Watch office



Fire batt requires sealing

Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?

Yes

Comments

It is not reasonable or practicable to state categorically that there are no breaches in ducts or concealed spaces that are as yet undiscovered.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Lobbies
- Staircases

Lobbies

- Natural Vent - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

Automatic opening vents (AOVs) are provided within the staircase and lobbies.



Stairwell AOV



Lift lobby AOV

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Communal areas

Communal Areas

System Category

- BS 5839 Pt1 Category L3
- BS 5839 Pt1 Category L5

Cause & Effect

- Sounds alarm in communal areas
- Operates smoke ventilation
- Releases held-open doors

Control Equipment

Is the control equipment suitably located?

Yes

Is the control equipment free from any obvious fault or defect?

No

Comments

The main fire alarm panel is located within the entrance lobby, and was showing a healthy status. The panel is fed via a non-switched fused connection unit, which mitigates the likelihood of accidental or malicious deactivation.

The fire alarm panel within the plant room was showing a fault condition. This should be investigated by an engineer to verify the status of the system.



Fire alarm panel in entrance lobby



Main fire alarm panel showing a healthy status



Fire alarm panel in plant room showing fault condition

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

Yes

Are manual callpoints appropriately located and free from obvious defect?

Yes

Comments

Manual call points are located at storey exits.



Manual call points located at each floor exit



Manual call point by fire alarm panel

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

Yes

Is the type of automatic fire detection suitable and free from obvious defect?

Yes

Comments

A common fire detection and alarm system has been provided in this building, with sounders located in common areas as part of the interim measures put in place to support the move to a Simultaneous Evacuation strategy.

The cause and effect of the system has not been verified. It should be confirmed that the system conforms to the recommendations made within the "Simultaneous Evacuation Guidance - Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats", Edition Three version, (which replaced the previous version of the guide issued: 01/05/18).



BS5839 Part 1 detection in staircase



Smoke detector and sounder in common lobby



Part 1 heat detector in plant room

Audibility

Are there adequate means of alerting all relevant persons?

Yes

Comments

See comments above in the "Automatic Fire Detection" section of this report.



Sounders located in common areas

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

- Not practicable to train residents
- Fire unlikely in communal areas
- Vandalism concerns

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Comments

Fire extinguishers are not required or desirable in the common areas of a purpose built, general needs block of flats as flat occupants would not necessarily be trained in their use and limitations. Furthermore there is no expectation that flat occupants would leave a fire in their flat to retrieve an extinguisher and then return to fight the fire, since it is likely to have developed significantly in their absence.

Fire extinguishers have not been provided within common areas, however, a General Purpose fire extinguisher is located within the Waking Watch office for their use only.

It is noted that there is a 9L water and a 5Kg CO2 extinguisher in the plant room. These were last tested in 2013. It should be ensured that these extinguishers are tested and maintained in accordance with the recommendations of BS5306 (BNEN3). The signage is incorrect showing for a foam rather than the water which is provided.



Fire extinguisher in plant room - last test 9/13



FFE in plant room

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?	Yes
Types of facility	<ul style="list-style-type: none">• Dry rising main• Smoke ventilation• Fire fighting lift• Premises information box
Is provision of fire service facilities reasonable?	Yes
Comments	
<p>A dry riser is provided with outlets on every floor.</p> <p>Clear wayfinding signage within the staircase and lobbies indicates storey levels and flat numbers, which will assist firefighters in their operations.</p> <p>When firefighters reach the landing of any stairway (including a lift designed for their use), there should be signage that clearly indicates to them the floor number on which they are on and the location of flat numbers on that floor.</p> <p>The signs must be visible both in normal conditions and in low lighting or smoky conditions and be of sufficient size and colour contrast to the background.</p> <p>Regulation 4 of The Fire Safety (England) Regulations 2022, make it a legal requirement for any existing residential building over 18 metres/ new residential buildings over 11 meters to have a secure information box (previously referred to as a premises information box) installed in or on the building. These boxes should be easily identifiable repositories for documents intended for use by the Fire Service during a fire incident. In order to keep this information safe and secure, a lockable box, big enough to hold all the required documents, should be installed on the wall by the main entrance to the building. This should be at suitable height that ensures it is visible and accessible to in coming Fire Service vehicles as they arrive. A suitable height above the ground would also deter potential vandalism and unwarranted access. Access to the Fire Service should be provided either by a copy of the key, or the access key code being shared with them.</p>	



Dry riser inlet



Firefighting lift



Manual smoke vent controls



Premises Information Box located inside entrance



Contents of PIB



Dry riser outlets on all upper floors



Wayfinding signage provided

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

Comments

Adequate normal/artificial lighting is provided which is activated by motion sensors.



Normal lighting with motion sensor

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Borrowed light

Is this provision reasonable?

Yes

Comments

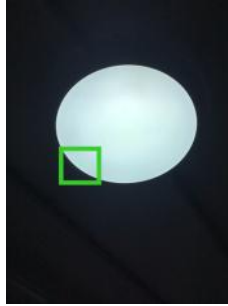
Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape

in these areas.

All observed emergency lighting luminaires appeared to be charging correctly, showing a green LED.



Stairwell emergency lighting



Emergency lighting in staircase

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

Comments

Escape route signage is not usually expected in buildings with simple escape routes which are in daily use.



Escape route signage



Escape route signage provided

Fire Doors

Is there signage suitable for self-closing fire doors?

Yes

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

Minor Defects

Comments

Doors fitted with automatic self closing devices should be fitted with 'automatic fire door keep clear' signage.



Appropriate fire door signage provided on door to staircase with SC



Suitable fire door signage displayed



'Automatic Fire Door Keep Clear' signage is required

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

Minor Defects

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

Yes

Comments

There is a Simultaneous Evacuation policy in place in this building due to concerns over the external cladding installed. The majority of Fire Action notices reflect this strategy, however the notice by the main entrance door is still reflecting Stay Put and should be replaced.

Adequate fire alarm zone information is displayed by the main panel.

Dry riser outlet signage is provided.



Clear wayfinding signage has been provided



Fire alarm zone map displayed by panel



Inappropriate Fire Action notice by entrance door- reflecting Stay Put



Lift signage



Dry riser outlet signage



Fire Action notice displayed - reflecting Simultaneous Evacuation

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Simultaneous
---------------------------	--------------

Further details

Due to concerns around the combustibile EWS and insufficient cavity barriers installed in the building there has been a move to a Simultaneous Evacuation strategy with a common fire alarm provided to support this.

This Simultaneous Evacuation Strategy should be in place with the interim measures recommended in the Simultaneous Evacuation Guidance – Edition Three, October 2020: specifically, detecting a fire and raising the alarm incorporating a Waking Watch ; automatic fire detection and alarm system supporting Simultaneous Evacuation ; management considerations for a Waking Watch, including its specification and role.

Are fire action procedures suitable and appropriately documented?	Yes
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Are there suitable arrangements for calling the fire service?	Yes
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Is there a suitable fire assembly point?	Yes
--	-----

Are there suitable arrangements for the evacuation of disabled people?	Yes
--	-----

Comments

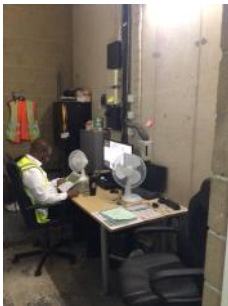
In all multi-occupied residential buildings containing two or more flats, the Responsible Person (RP) must provide relevant fire safety instructions to their residents, which will include instructions on how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building. The RP must also provide residents with information relating to the importance of fire doors in fire safety.

These are general needs flats and as such no specific occupancy risk is identified. Tenants are presumed to be a typical cross section of public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.

Evacuation chairs have been provided in the staircase on the second and third levels. It is assumed that this was as a result of a PEEPs assessment, however when previously questioned the Waking Watch have not been trained to use them, but simply to point them out to LFB if there was a fire.



Evacuation chair provided



Waking Watch in place

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

Comments

It should also be confirmed that Waking Watch team members are given adequate training in line with the recommendations of the Simultaneous Evacuation Guidance – Edition Three, October 2020, specifically management considerations for a waking watch and the waking watch person specification.

Appendix 6 of the NFCC guidance details how the temporary move to a Simultaneous Evacuation strategy should be quality assured. Within that section paragraph A6.2 details the requirement for fire evacuation drills to be conducted and it is recommended that drills be carried out:

- As part of initial training for the Waking Watch and evacuation management,
- Whenever a new person joins the Waking Watch,
- Routine monthly drills will need to be carried out more frequently if there is a turnover of Waking Watch members.

Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of a fire alarm actuation or discovering a fire.

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. Systems should be maintained and tested in line with industry recommendations.

Record Keeping

Were fire safety records available?

No

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office.

Tasks

Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>Provide fire stopping around cable penetrations in the following locations:</p> <p>Within the electrical risers, located within corridors to flats, there has been some fire stopping installed, although it is inadequate with holes and gaps.</p> <p>Version 4 - This task is still outstanding.</p> <p>Version 5. 27/9/22 This task is not complete.</p> <p>....</p> <p>Version 7 - FRA carried out on 30/9/24 This work is still to be completed.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	21 November 2020



Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Electrical
Action Required	<p>There is electrical cabling present in common parts, and across the tops of common doorways which is suspended within PVCu conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.</p> <p>Version 5. 27/9/22 This task is not complete. Version 7 - FRA carried out on 30/9/24 This re the same as the previous FRA.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	21 November 2022



Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>Provide fire stopping around cable and pipe penetrations in the following locations:</p> <p>Within the plant room on the ground floor there are numerous pipe and cable penetrations which have not been adequately fire stopped.</p> <p>Version 5. 27/9/22 This task is not complete. Version 7 - FRA carried out on 30/9/24 This work is still to be completed. (This room is also used as an office for the Waking Watch).</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	21 November 2020



Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Neoprene type smoke seals have been installed in many of the fire resisting doors in common areas, and in flat front doors. These do not wear well and there are many which are already damaged or missing. A task has been generated, however with the presence of a common fire detection and alarm system provided in the building this task has been entered as advisory.
	Version 5. 27/9/22 It is noted that many of these seals are damaged. Version 7 - FRA carried out on 30/9/24 This remains the same, with a number of damaged / worn seals observed.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	21 November 2022

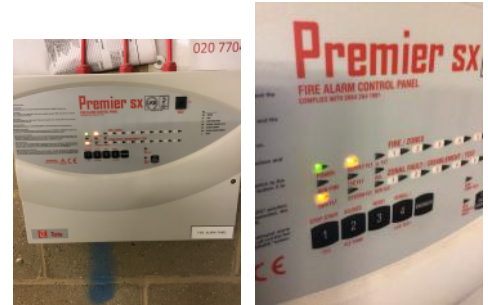


Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Given the number of penetrations in the building which require fire stopping it is recommended to conduct a full fire stopping survey of this building.
	Version 5. 27/9/22 It should be confirmed as to whether this task has been completed. Version 7 - FRA carried out on 30/9/24 It is believed that this is still to be completed.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	21 November 2021

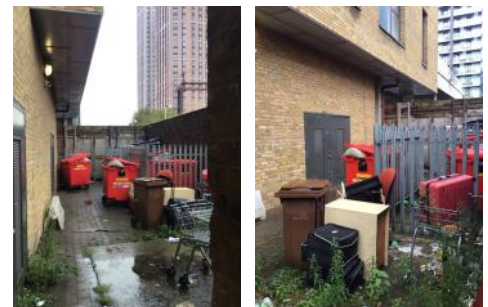
Task 6

Source Version	4
Category	Detection & Warning
Sub Category	Control Equipment
Action Required	<p>The fire alarm panel in the main plant room is in a fault condition. The panel should be serviced by an engineer.</p> <p>Version 5. 27/9/22 The fire panel remains in fault. This task is not complete.</p> <p>....</p> <p>Version 7 - FRA carried out on 30/9/24 This remains the same as the previous FRA, with the panel showing Gen Fault and Supply Fault.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	08 February 2022



Task 7

Source Version	4
Category	Fire Prevention
Sub Category	Arson
Action Required	<p>Do not keep bins adjacent to the building, they should be secured in the compound provided and clear the rubbish from the rear yard to reduce the risk of malicious ignition.</p> <p>Version 5. 27/9/22 This task is not complete.</p> <p>....</p> <p>Version 7 - FRA carried out on 30/9/24 This remains the same as the previous FRA.</p>
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	08 February 2022



Task 8

Source Version	5
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	<p>Provide Automatic Fire Door Keep Clear signs on the following doors: floors 6&7.</p> <p>....</p> <p>Version 7 - FRA carried out on 30/9/24</p> <p>This work is still to be completed for those doors with hold open / free swing devices fitted on the 6th and 7th floors.</p>
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	27 September 2023



Task 9

Source Version	7
Category	Fire Management
Sub Category	Procedures & Arrangements
Action Required	<p>Provide relevant fire safety instructions to flat occupants, which includes instructions on how to report a fire and any other instruction which sets out what to do if a fire occurs, based on the evacuation strategy for the building.</p> <p>Also, provide flat occupants with information relating to the importance of fire doors. Notably, why they should not be held open or tampered with, including self-closing devices. The information should also prompt flat occupants to report any damage to fire doors.</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	30 September 2025

Task 10

Source Version	7
Category	Fire Prevention
Sub Category	Electrical
Action Required	The following portable electrical appliances do not appear to have been recently tested, and should therefore be tested (for testing frequencies, reference should be made to the IET Code of Practice for In Service Inspection & Testing of Electrical Equipment):
	Portable electrical appliances within the Waking Watch office (ground floor plant room).
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	31 March 2025



Task 11

Source Version	7
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Replace Fire Action notice by front entrance door. There is a Simultaneous Evacuation policy in place in this building due to concerns over the external cladding installed. The majority of Fire Action notices reflect this strategy, however the notice by the main entrance door is still reflecting Stay Put and should be replaced.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	31 March 2025



Task 12

Source Version	7
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The mag lock on the following door should be re aligned to enable the door to fully close: Door to staircase (D27), 4th floor.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	31 March 2025



Risk Score

Risk Score	Moderate Risk
Next Assessment Due	30 September 2025

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	Moderate	Substantial
Low	Trivial	Tolerable	Moderate

Likelihood

Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence

Slight	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme	Significant potential for serious injury or death of one or more occupants.